

BEFORE THE
MISSOURI REAL ESTATE COMMISSION

In the matter of the application of

ROBERT B. JONES

Applicant

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**ORDER OF THE MISSOURI REAL ESTATE COMMISSION
REGARDING ISSUANCE OF A PROBATED REAL ESTATE
SALESPERSON LICENSE TO ROBERT B. JONES**

The Missouri Real Estate Commission ("MREC") hereby issues its ORDER granting a PROBATED real estate salesperson license to Robert. B. Jones ("Jones") pursuant to the provisions of § 324.038, RSMo.¹ As set forth in § 324.038, RSMo, Jones may submit a written request for a hearing to the Administrative Hearing Commission seeking review of the MREC's decision to issue a probated real estate salesperson license. Such written request must be filed with the Administrative Hearing Commission within 30 days of the date of delivery or mailing by certified mail of this Order. The written request should be addressed to the Administrative Hearing Commission, Room 640, Truman State Office Building, P.O. Box 1557, Jefferson City, Missouri 65102-1557. If no written request for review is filed with the Administrative Hearing Commission within the 30-day period, the right to seek review of the MREC's decision shall be considered waived.

¹ All statutory references are to the Revised Statutes of Missouri, as amended, unless otherwise specified.

FINDINGS OF FACT

Based upon the foregoing, the MREC hereby states:

1. The MREC is an agency of the State of Missouri created and existing pursuant to § 339.120, RSMo, for the purpose of executing and enforcing the provisions of § 339.010 to 339.205 and § 339.710 to 339.860, RSMo, and the regulations promulgated thereunder, relating to real estate salespersons and brokers.
2. Robert B. Jones is a natural person residing at the address of 14512 Wilshire Circle, Grandview, Missouri 64030.
3. On or about December 1, 2014, the MREC received Jones' application for a real estate salesperson license ("Application").
4. On his Application, question 4-10, Jones was asked if he had "ever been licensed as a real estate salesperson or broker in Missouri?" Jones responded "YES" to question 4-10.
5. On his Application, question 4-11, Jones was asked if he had "ever been licensed as a real estate salesperson or broker in any state(s)/ jurisdiction(s) other than Missouri?" Jones responded "YES" to question 4-11.
6. On his Application, question 4-12, Jones was asked if he had "ever had a real estate application denied or your real estate license suspended, revoked, placed on probation, or otherwise disciplined in Missouri or in any other state or jurisdiction?" Jones responded "YES" to question 4-12.

7. On his Application, question 4-13, Jones was asked if he had "been finally adjudicated and found guilty, or entered a plea of guilty or nolo contendere, in a criminal prosecution in this state, or any other state, or of the United States, whether or not sentence was imposed? **NOTE: This includes Suspended Imposition of Sentence, Suspended Execution of Sentence, and alcohol related offenses, i.e. DWI and BAC.**" Jones responded, "YES" to question 4-13.
8. On or about May 2, 2011, in Case No. 0816-CR01027-01, Jones pleaded guilty in the Circuit Court of Jackson County, Missouri, to the crime of Passing a Bad Check \$500 or more – No Account/Insufficient Funds, a class C felony.
9. On or about May 2, 2011, in Case No. 0816-CR01027-01, the Court suspended the imposition of sentence and placed Jones on five (5) years' supervised probation. In addition to general requirements of supervised criminal probation, the Court also ordered that Jones pay restitution in the amount of \$46,456.84, at the rate of \$788 per month, with the first payment due July 1, 2011. At the time of his Application, Jones had paid approximately \$29,187 in restitution pursuant to the Court's Order, leaving a remaining balance of approximately \$17,270.
10. The crime of Passing a Bad Check \$500 or More is an offense of which an essential element is fraud, dishonesty or an act of violence and/or this crime involving moral turpitude; and the commission of this crime demonstrates a lack of regard for the health, safety, and welfare of the public.
11. The crime of Passing a Bad Check \$500 or More is an offense reasonably related to the qualifications, functions, and duties of a real estate salesperson.

12. On or about May 5, 2009, the Kansas Real Estate Commission ("Kansas Commission") revoked Jones' Kansas license as a real estate broker, license number BR00054543. The Kansas Commission revoked Jones' license for violation of the Kansas real estate statutes and regulations related to failure to disclose civil lawsuits filed against Jones, failure to disclose felony bad check charges filed against Jones and failure to pay fines assessed against Jones in other cases before the Kansas Commission.
13. On or about August 16, 2011, the MREC revoked Jones' broker license pursuant to § 339.100.2(15), (16) and (20), RSMo. The MREC revoked Jones' license because Jones failed to respond to correspondence from the MREC, including correspondence regarding the suspension of his broker license pursuant to § 324.010, RSMo, for Jones' failure to pay and/or file state taxes and as a result of the action taken by the Kansas Commission in May 2009.

II

CONCLUSION OF LAW

14. As a result of the criminal conduct and license discipline identified in Section I herein, cause exists for the MREC to deny Jones' application for a real estate salesperson license pursuant to § 339.080.1 RSMo, which provides: "The commission may refuse to examine or issue a license to any person known by it to be guilty of any of the acts or practices specified in subsection 2 of section 339.100,"

15. As a result of the criminal conduct and license discipline, identified in Section I herein, cause exists for the MREC to deny Jones' application for a real estate salesperson license pursuant to the provisions of § 339.100.2(9), (16), (18),(19) and (20), RSMo, which state:

2. The commission may cause a complaint to be filed with the administrative hearing commission as provided by the provisions of chapter 621, RSMo, against any person or entity licensed under this chapter or any licensee who has failed to renew or has surrendered his or her individual or entity license for any one or any combination of the following acts:

...

(9) Having been finally adjudicated and been found guilty of the violation of any state or federal statute which governs the sale or rental of real property or the conduct of the real estate business as defined in subsection 1 of section 339.010;

...

(16) Committing any act which would otherwise be grounds for the commission to refuse to issue a license under section 339.040;

...

(18) Been finally adjudicated and found guilty, or entered a plea of guilty or nolo contendere, in a criminal prosecution under the laws of this state or any other state or of the United States, for any offense reasonably related to the qualifications, functions or duties of any profession licensed or regulated under this chapter, for any offense an essential element of which is fraud, dishonesty or an act of violence, or for any offense involving moral turpitude, whether or not sentence is imposed;

(19) Any other conduct which constitutes untrustworthy, improper or fraudulent business dealings, demonstrates bad faith or incompetence, misconduct, or gross negligence;

...

(20) Disciplinary action against the holder of a license or other right to practice any profession regulated under sections 339.010 to 339.180 and sections 339.710 to 339.860* granted by another state, territory, federal agency, or county upon which grounds for which revocation, suspension, or probation is authorized in this state[.]

16. Section 339.040.1 RSMo, provides that licenses shall be issued only to persons of good moral character who bear a good reputation for honesty, integrity, and fair dealing and who are competent to transact the business of a real estate salesperson in a manner so as to safeguard the public's interest.

17. As a result of the criminal conduct and license discipline identified in Section I herein, Jones has engaged in conduct and has pleaded guilty to crimes that adversely affect his moral character, his reputation, and his fitness and qualifications to practice as a real estate salesperson.

18. As an alternative to refusing to issue a license, the MREC may, at its discretion, issue a license subject to probation, pursuant to § 324.038.1 RSMo, which provides:

Whenever a board within or assigned to the division of professional registration, including the division itself when so empowered, may refuse to issue a license for reasons which also serve as a basis for filing a complaint with the administrative hearing commission seeking disciplinary action against a holder of license, the board, as an alternative to refusing to issue a license, may at its discretion, issue to an applicant a license subject to probation.

19. The MREC issues this Order in lieu of denial of Jones' application for a real estate salesperson license. The MREC has determined that this Order is necessary to ensure the protection of the public.

III

TERMS AND CONDITIONS

20. Based on the foregoing, the Missouri real estate salesperson license issued to Jones is subject to the following terms and conditions.
21. **Jones' license is on probation for three (3) years.** Jones' real estate salesperson license is hereby placed on PROBATION for a period of THREE (3) YEARS from the effective date of this Order. During the period of probation on his real estate salesperson license, Jones shall be entitled to practice as a real estate salesperson provided he adheres to all the terms stated herein. The period of probation shall constitute the "disciplinary period."
22. **Terms and conditions of the disciplinary period.** Terms and conditions of the disciplinary period are as follows:
- A. Jones shall obey and comply with the terms and conditions of probation for his criminal supervision. Jones shall prepare and submit quarterly written reports to the MREC regarding the status of and compliance with his criminal probation, parole, and/or release, as well as the terms and conditions of this probated license order. Jones shall also prepare and submit quarterly reports written reports to the MREC regarding the status of and compliance with the restitution payments ordered pursuant to Jones' probation in case number 0816-CR01027-01. These reports shall include proof Jones has made the monthly restitution payments. Jones is responsible for ensuring that such quarterly reports are received by the MREC on or before January 10, April 10, July 10, and October 10 during each year of the

disciplinary period. Jones shall submit the first such reports so that the MREC receives them on or before April 10, 2015.

B. If at any time during the disciplinary period Jones wishes to transfer his license affiliation to a new broker/brokerage, he must submit a Broker Acknowledgment form signed by the new broker. This acknowledgement is in addition to any other required application, fee, and documentation necessary to transfer his license. Jones must obtain the Broker Acknowledgement form from the MREC.

C. Jones shall keep the MREC apprised at all times in writing of his current address and telephone number at each place of residence and business. Jones shall notify the MREC in writing within ten days of any change in this information.

D. Jones shall timely renew his Missouri real estate salesperson license, timely pay all fees required for license renewal, and comply with all other requirements necessary to maintain his license in a current and active state. During the disciplinary period, Jones shall not place his license on inactive status as would otherwise be allowed under 20 CSR 2250-4.050. Alternatively, without violating the terms and conditions of this Probated License Order, Jones may surrender his real estate license by submitting a letter to the MREC. If Jones applies for a real estate license after surrender, Jones shall be required to requalify as if an original applicant and the MREC will not be precluded from basing its decision, wholly or partially, on the findings of fact, conclusions of law, and discipline set forth in this Probated License Order.

E. Jones shall meet in person with the MREC or its representative at any such time and place as required by the MREC or its designee upon notification from the MREC or its designee. Said meetings will be at the MREC's discretion and may occur periodically during the probation period.

F. Jones shall immediately submit documents showing compliance with the requirements of this Order to the MREC when requested by the MREC or its designee.

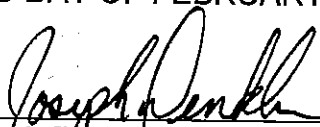
G. During the probationary period, Jones shall accept and comply with unannounced visits from the MREC's representatives to monitor compliance with the terms and conditions of this Order.

H. Jones shall comply with all relevant provisions of Chapter 339, RSMo, as amended; all rules and regulations of the MREC; and all local, state, and federal laws. "State" as used herein refers to the State of Missouri and all other states and territories of the United States.

23. Upon the expiration and successful completion of the disciplinary period, Jones' real estate salesperson license shall be fully restored if all other requirements of the law have been satisfied; provided, however, that in the event the MREC determines that Jones has violated any term or condition of this Order, the MREC may, in its discretion, after an evidentiary hearing, vacate and set aside the discipline imposed herein and may suspend, revoke, or otherwise lawfully discipline Jones's real estate salesperson license.

24. No order shall be entered by the MREC pursuant to the preceding paragraph of this Order without notice and an opportunity for hearing before the MREC in accordance with the provisions of Chapter 536, RSMo.
25. If the MREC determines that Jones has violated a term or condition of this Order, which violation would also be actionable in a proceeding before the Administrative Hearing Commission or the circuit court, the MREC may elect to pursue any lawful remedies or procedures afforded it and is not bound by this Order in its determination of appropriate legal actions concerning such violation.
26. If any alleged violation of this Order occurs during the disciplinary period, the MREC may choose to conduct a hearing before it either during the disciplinary period, or as soon thereafter as a hearing can be held, to determine whether a violation occurred and, if so, may impose further disciplinary action. The MREC has continuing jurisdiction to hold a hearing to determine if a violation of this Order has occurred.
27. The MREC will maintain this Order as an open and public record of the MREC as provided in Chapters 339, 610, and 324, RSMo.

SO ORDERED AND EFFECTIVE THIS 23RD DAY OF FEBRUARY 2015.



Joseph Denkler, Executive Director
Missouri Real Estate Commission